



**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** Hazelview Properties v Abdi, 2022 ONLTB 11155

**Date:** 2022-11-08

**File Number:** LTB-L-036034-22

**In the matter of:** 1312, 2870 CEDARWOOD DR  
OTTAWA ON K1V8Y5

**Between:** Hazelview Properties Landlord

**And**

Muneera Abdi Tenant

Hazelview Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Muneera Abdi (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

This application was heard by videoconference on November 1, 2022. The Landlord's agent Edlyn Estreillo and legal representative Allan Kouri attended the hearing. As of 9:30am, the Tenant was not present, despite being served with notice of hearing by the Board.

**Determinations:**

1. The Landlord's application is based on an N6 notice of termination served to the Tenant on June 24, 2022 with a termination date of July 15, 2022. The notice alleges that the Tenant committed an illegal act within the residential complex on June 24, 2022.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on September 1, 2022.
4. The Landlord's agent testified that on June 24, 2022 at approximately 10:30am, the Tenant intentionally drove her vehicle into the outside wall of the rental office and residential complex. Police attended the residential complex the same day and charged the Tenant with Dangerous driving and Mischief over \$5,000.00 pursuant to sections 320.13 and 430 of the *Criminal Code (R.S.C., 1985, c. C-46)*.
5. Based on the uncontested evidence before the Board, I am satisfied on a balance of probabilities that the Tenant has committed an illegal act within the residential complex.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of September 1, 2022, the date the Landlord obtained vacant possession of the rental unit.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before November 19, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 20, 2022 at 4.00% annually on the balance outstanding.

**November 8, 2022**

**Date Issued**

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Fabio Quattrociochi  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.